

# **\$645,000 - 383051 Range Road 9-2a, Rural Clearwater County**

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MLS® #A2233962

**\$645,000**

3 Bedroom, 2.00 Bathroom, 1,810 sqft  
Residential on 7.14 Acres

NONE, Rural Clearwater County, Alberta

If you're looking for the perfect place to relax outdoors and take in breathtaking views of the west country this property is a must-see. The stunning, partially covered wrap around deck offers 142 linear feet of outdoor space for lounging, entertaining, or simply enjoying the scenery with family and friends. Inside the well designed, custom built Noble home is a well thought out layout with vaulted ceilings, an open kitchen and dining area with a beautiful view to the west, comfortable living room with a fireplace, large master bedroom with a private three piece ensuite and spacious walk in closet, two additional bedrooms and a four-piece bathroom. The laundry room is conveniently located near the back door and there's lots of closet space. Nine sheds are thoughtfully placed around the yard, including one that measures 12 x 26' with 12' walls, that offer plenty of room for all your storage needs. A swing set on the grounds adds to the family-friendly appeal and there's a nice parking area with a rock retaining wall, beautiful landscaping and a fire pit. Enjoy the stunning mountain and rolling hill views this property has to offer with the convenience of pavement right to the driveway. Note the shingles and siding were replaced in the summer of 2024.

Built in 2002



## Essential Information

MLS® #	A2233962
Price	\$645,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,810
Acres	7.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

## Community Information

Address	383051 Range Road 9-2a
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A2

## Amenities

Parking	Parking Pad
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## Interior

Interior Features	Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Freezer, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Landscaped, Treed, Views

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	62
Zoning	CRA

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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